

070.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

734,100 / 734,100

734,100 / 734,100

734,100 / 734,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		STOWECROFT RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TUFTS TIMOTHY M	
Owner 2: ROSS AINSLEY A	
Owner 3:	

Street 1:	95 STOWECROFT RD
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	MASI ANN/TRUSTEE -
Owner 2:	-

Street 1:	95 STOWECROFT RD
Twn/City:	ARLINGTON

StProv:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 7,705 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 2485 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type

LT Factor	Unit Type
0	Sq. Ft.
	Site

Base Value	Unit Price
7705	0
	70.
	0.85
	12

Neigh	Neigh Infl
Neigh Mod	Infl 1
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %

Spec Land	J Code
455,805	

Fact	Use Value
455,800	

Notes

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7705.000	277,800	500	455,800	734,100		44696
							GIS Ref
							GIS Ref
							Insp Date
							11/14/16

**USER DEFINED**

Prior Id # 1:	44696
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:48:26
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,800	500	7,705.	455,800	734,100	734,100	Year End Roll	12/18/2019
2019	101	FV	232,600	500	7,705.	423,200	656,300	656,300	Year End Roll	1/3/2019
2018	101	FV	232,600	500	7,705.	423,200	656,300	656,300	Year End Roll	12/20/2017
2017	101	FV	233,000	500	7,705.	371,200	604,700	604,700	Year End Roll	1/3/2017
2016	101	FV	233,000	500	7,705.	338,600	572,100	572,100	Year End	1/4/2016
2015	101	FV	219,000	500	7,705.	299,500	519,000	519,000	Year End Roll	12/11/2014
2014	101	FV	217,100	500	7,705.	283,300	500,900	500,900	Year End Roll	12/16/2013
2013	101	FV	217,100	500	7,705.	269,600	487,200	487,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASI ANN/TRUSTE	60321-596		10/24/2012		525,000	No	No		
MASI ANN	51119-199		5/1/2008	Family		99	No	No	
MASI GUIDO D &	51119-177		5/1/2008	Family		99	No	No	
	9561-430		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	954	Heat App	9,000	C				
2/26/2016	196	Renovate	39,406		2/26/2016			Sunroom renovation
11/20/2013	1712	Redo Kit	6,650	C				
9/10/2003	759	Re-Roof	6,000					

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	5 - Cape			Full Bath:	1	Rating:	Average	BSMT SINK.									
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Average									
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:	8 - Brick Veneer	25%		OthrFix:	1	Rating:	Average										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good										
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1959	Eff Yr Blt:			Location:												
Alt LUC:				Total Units:													
Jurisdct:				Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:	1	7	3						
Sec Int Wall:				Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:	4 - Carpet			Total:	26.4	%		Plumbing:									
Bsmnt Flr:	12 - Concrete							Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric:	3 - Typical							Totals	1	7	3						
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	1 - Oil																
Heat Type:	3 - Forced H/W																
# Heat Sys:	1																
% Heated:	100			% AC:													
Solar HW:	NO			Central Vac:	NO												
% Com Wall:				% Sprinkled:													
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:
SPEC FEATURES/YARD ITEMS				PARCEL ID 070.0-0001-0010.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	112X16	A	AV	1970		4.20	T	39.2	101			500		500
More: N	Total Yard Items:	500			Total Special Features:								Total:	500			

16
FFL 12
6
10
24 GAR
TQS FFL BMT
36 2

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
FFL	First Floor	1,128	128.810	145,293	BMT	100	RRM	70 A			
BMT	Basement	936	56.220	52,625							
TQS	3/4 Story	702	128.810	90,422							
GAR	Garage	240	25.480	6,115							
Net Sketched Area: 3,006				Total:							
Size Ad	1830	Gross Are	4008	FinArea	2485						

IMAGE

AssessPro Patriot Properties, Inc